

Cherednyk K.O. Situation and conditions of committing fraud in real estate market by criminal groups. The article deals with study of the concept of the situation of the crime and the comparison of scientific views on its content. The situation and conditions for fraud in the real estate market are analyzed in the context of legislative regulation of legal relations in the field of real estate, taking into account the prevalence of criminal activity in this area organized criminal groups. The content of the crime of this category is revealed and its influence on other elements of forensic characteristics is determined. Some factors and circumstances affecting the occurrence of criminal manifestations in the field of real estate circulation are considered.

In addition to the traditional elements of the circumstances of the crime (time, place), attention is paid to the economic, social, legislative aspects (conditions that result from the adoption of certain legal acts regulating the turnover of real estate, the conditions associated with the acquisition, acquisition of rights to real estate in the primary and secondary markets, the main mechanisms for raising funds in construction and the risks to which investors (investors) and other participants are subjected; the conditions of the activities of the authorities and organizations that accompany the real estate agreements etc.).

Keywords: *fraud, real estate, real estate market, construction, housing, property relations, organized crime groups.*